

**Coolbaugh Township
Planning Commission Minutes
December 8, 2008 - Page 1**

The Coolbaugh Township Planning Commission Meeting of December 8, 2008 was held in the Township Municipal Center, in Building #3, at 5550 Memorial Boulevard, Tobyhanna, Pennsylvania.

Call To Order

Mr. Horne called the meeting to order at approximately 6:30 p.m. and led those in attendance in the recitation of the Pledge of Allegiance to the Flag.

Members present included: Mr. Wayne Horne, Ms. Alma I. Ruiz-Smith, Mr. Ronald Kluge, Mr. Bernard Kozen and Mr. Andrew Sterner. Also present were PC Solicitor H. Clark Connor, Engineer Russ Kresge and Jeri Inness, PC Recording Secretary.

Approval of November 10, 2008 Meeting Minutes

Motion: Mr. Sterner moved to approve the November 10, 2008 Meeting Minutes as presented and dispense with the reading. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan

George Asimos, Attorney for Arcadia North Land, LLC (an affiliate of Higgins Development Partners), Kevin Matsky of Higgins Development Partners, August Antol of Liberty Engineering and Shawn Langen of Arcadia Properties, LLC spoke on behalf of the plan referenced above.

Mr. Asimos said they wanted go over outstanding comments in a letter dated December 4, 2008 from Township Engineer Russ Kresge, pointing out that some matters were "will comply" issues and other areas required guidance and clarification. Mr. Asimos, with assistance from August Antol and remarks from Shawn Langen, went through Mr. Kresge's comment letter. Topics of discussion included nonstandard intersections and curves in the parking area, driveway intersections, general traffic flow, access and sight distance issues, entrance problems for truck traffic, truck stacking and possible solutions, signage, sewage treatment, input needed from the Township Building Code inspector relative to the proposed project and the International Fire Code, the timing of stormwater reviews by Hanover engineering, outside agency approvals, etc.

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It was the consensus of those present that all parties will meet to work out acceptable solutions for both sides and that the timing of these efforts will occur prior to the next Planning Commission meeting on January 12, 2009 and within the time frame needed for submission of revised plans.

Motion: Mr. Kozen moved to table discussion of the Arcadia North Business Park, Lot 2 - Preliminary Land Development Plan. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

Summerall Estates - Final Land Development Plan

No one was present on behalf of the plan referenced above.

Motion: Mr. Kozen made a motion to table discussion of the Summerall Estates - Final Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

**Annexation Plan - Preliminary/Final Land Development Plan -
Civic Center for Pocono Farms East Association Inc.**

Sarah Bue-Morris of Bue-Morris Associates, Inc. was present on behalf of the plan referenced above.

Ms. Bue-Morris explained that there are only minor conditions left, noting that they are resubmitting their plan to the MCCD tomorrow. Township Engineer Russ Kresge explained that there are two plans involved with this project, one being a joinder or a Minor Subdivision of three parcels and the other being a Land Development Plan for the proposed facility. He said the Minor Subdivision Plan is acceptable.

Further discussion ensued regarding the Land Development Plan and a modification of the 18" pipe size under Hamlet Drive to allow the reduction to a squash pipe which is equivalent to a 15" pipe, a waiver for the detention basin bottom slope, and a tie from the wetlands to the property line should be added to the plans, etc.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they approve the Pocono Farms East Association, Inc. Minor Subdivision Plan Revised 11/25/2008. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

Motion: Mr. Kozen made a motion to recommend to the Board of Supervisors that they approve the Preliminary/Final Land Development Plan - Civic Center for Pocono Farms East Association Inc., approve a modification of the requirement for 18" pipe under Hamlet Drive to allow the reduction to a squash pipe, which is equivalent to a 15" pipe, grant a waiver of the 1% minimum requirement for the detention basin bottom slope, and the applicant must add a tie from the wetlands to the property line on the plans. Seconded by Ms. Ruiz-Smith. Discussion - none. The motion carried 5-0.

The Cross, Inc. - Land Development Plan

No one was present on behalf of the plan referenced above.

Motion: Mr. Horne moved to table discussion of The Cross, Inc. - Land Development Plan. Seconded by Mr. Sterner. Discussion - none. The motion passed 5-0.

Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan

No one was present on behalf of the plan referenced above.

Motion: Mr. Sterner made a motion to table discussion of the Apache Summit, Pocono Farms, Section N - Final Minor Subdivision Plan. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

Minor Subdivision Plan - Lands of Pennsylvania-American Water Company

Tom Harley of Niclaus Engineering was present on behalf of the Minor Subdivision Plan referenced above. He noted that all comments had been addressed and owners' certifications will be executed.

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they approve the Minor Subdivision Plan - Lands of Pennsylvania-American Water Company. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

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Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc.

Tom Harley of Niclaus Engineering was present on behalf of the Minor Subdivision Plan referenced above. He noted that all comments had been addressed and owners' certifications will be executed.

Motion: Mr. Horne moved to recommend to the Board of Supervisors that they approve the Minor Subdivision Plan - Lands of Pocono Country Place POA, Inc. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition

No one was present on behalf of the project referenced above.

Before the Planning Commission were letters dated December 4, 2008 from Marv Walton, Project Consultant from Niclaus Engineering requesting to be tabled tonight and seeking a recommendation to the Board from the Planning Commission for an extension on the plan until March 17, 2009.

Motion: Mr. Kozen moved to recommend to the Board of Supervisors that they grant an extension until March 17, 2009 on the Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition, per the applicant's request, as they waive the benefit of deemed decision through that date. Seconded by Mr. Kluge. Discussion - none. The motion passed 5-0.

Motion: Mr. Kozen moved to table discussion of the Final Land Development Plan - Monadnock Non-Wovens Warehouse Addition. Seconded by Mr. Kluge. Discussion - none. The motion carried 5-0.

Public Input - none.

Adjournment

Motion: With no further business before the Commission, Mr. Sterner made a motion to adjourn the meeting. Seconded by Mr. Horne. Discussion - none. The motion carried 5-0.

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The Meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

Jerilyn Inness
Administrative Assistant

Wayne C. Horne
PC Chairman